



City of Annapolis

Department of Planning & Zoning

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Historic Preservation Commission

June 27, 2013

The Historic Preservation Commission of the City of Annapolis held its administrative meeting on June 27, 2013 in the City Council Chambers. **Chair** Kennedy called the meeting to order at 7:30p.m.

Commissioners Present: **Chair** Kennedy, **Vice Chair** Leahy, Finch, Zeno, Kabriel, Jones, Toews

Commissioners Absent: Finch, Jones

Staff Present: Arason-P&Z Director, Craig-Historic Preservation Officer

Chair Kennedy introduced the commissioners and staff. She stated the Commission's purpose pursuant to the Authority of Article 66B, Section 8.01-8.17 of the Annotated Code of Maryland and administered the oath en masse to all persons intending to testify at the hearing.

C. ANNOUNCEMENTS

Ms. Craig noted that the cultural landscape assessment workshop went well and there was excellent attendance from the HPC, Main Street Partners and Four Rivers Heritage. She will be following up with the park service for modeling information that is relevant to the hazard mitigation planning efforts that the Department is undertaking as well as additional information that maybe of use to the HPC.

D. PRE APPLICATION

Chair Kennedy reminded those present that this is an informal discussion and held as a courtesy to the applicants to determine feasibility as well as to address any other issues of concern that may arise at the hearing. This review does not constitute an approval and nothing discussed in this session will be binding on the commissioners or applicants.

1. 110 Compromise Street – Todd Roberts/Bignell Watkins Hasser Architects – Demolition/new construction.

Mr. Roberts acknowledged that this is a pre-application and nothing said constitutes approval.

Mr. Roberts clarified that this discussion is a continuation of the dialogue from the May 23, 2013 meeting. He provided a set of plans and described Page 1 as the existing conditions of the site and the approximate outline of the development area as well as the existing parking count. He referred to the page of the master plan used as guidance for moving the building back to ensure that the viewshed is no longer obstructed. The plans also included a diagram of the parking located below the building. Mr. Roberts indicated that the project will include valet parking. He briefly discussed the streetscape and waterscape analysis and the sidewalk width proposed for the project. He described the three types of stairs proposed for the project. The scheme of the terrace is predicated upon the FEMA flood plan and will be raised to include an enhanced view of the harbor so it is a four-sided architecture with pedestrian access all around. Mr. Aneye Paul added that the view shed studies help to inform the character and nature of what the building should be. He briefly discussed how the proposal addresses the guidelines, specifically the new construction massing. He then presented a 3-D model presentation of the proposal and responded to questions raised by the HPC.

Chair Kennedy summarized that a majority of the commissioners present believe that there is a significant amount of work to be completed in order to bring this project into compliance with guidelines. She recommended that the applicant take a second look at the viewshed analysis. She reiterated that the applicant should also provide information on the topographical study so that there is clarity on where the grade will start. The applicant hopes to have another solid draft of the plans for discussion at the July 25, 2013 administrative meeting.

E. ADMINISTRATIVE HEARING

1. Deliberations O-7-13 – Establishment of a New Zoning District: Waterfront City Dock, Phase One For the purpose of the recommendations of the City Dock Master Plan by establishing a new zoning district – the Waterfront City Dock Zone.

Chair Kennedy discussed the Donald Booth memo submitted after the last meeting so reopened the record to allow public testimony on the contents of the memo only. Public testimony opened at 9:22pm and no one from the public spoke in favor or in opposition of the application so **Chair** Kennedy declared the public testimony closed at 9:23pm.

The HPC deliberated on the application and there was significant discussion regarding the height and bulk associated with this ordinance. **Chair** Kennedy asked the HPC their thoughts on having a mechanism to accommodate the shift in the height limit if there is a text amendment. Mr. Toews is more concerned with the total height and less concerned with the number of stories. **Vice Chair** Leahy agreed and suggested reiterating some of the statements in the original letter that relate to the change in the map. Chair Kennedy clarified at the end of the discussion that the HPC recommend to the Council that they support the change in the text but does not support a change in the height. In addition, that the HPC suggest that Council identify a way to allow the property owner affected by the change in the text to regain those feet taken by FEMA. Mr. Arason suggested having the Council hold their meeting open on this ordinance to allow for additional information from the HPC and he would provide additional information on the codes, etc in the mean time. The HPC agreed to submit a revised version of the City Dock Master Plan letter for the record in order to meet the deadline to include a paragraph that states that the HPC is engaged in further dialogue and data collection before drafting a more specific memo.

Chair Kennedy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types (Submitted 6/11/13)
A	Staff Memorandum dated May 29, 2013
B	Ordinance #O-7-13
C	Memorandum from Planning Commission dated June 6, 2013
D	HPC Letter to Planning Commission
E	HA Inc. Memorandum dated June 6, 2013
Exhibit Types (Submitted 6/27/13)	
F	Memorandum from Donald Booth dated June 18, 2013

F. ADMINISTRATIVE BUSINESS

1. Revision to Historic District banner map

The HPC deferred the review of the revision to the historic district banner map to its July 25, 2013 administrative meeting.

2. Monthly Report from the Historic Preservation Division

Ms. Craig provided a written HPD report and updated the HPC on 2 Maryland Avenue indicating that a new court date was scheduled to address issues raised. She is also responding to a Maryland Public Information Act request from SPAW, LLC on several properties indicated as potential violations. She

stated that letters have been sent to the listed properties requesting additional clarification. If there is no response to the inquiry by July 15, 2013, a citation will be issued.

3. Amendment to Rules of Procedure – Economic Hardship Review

Vice Chair Leahy moved to amend the rules of procedure as submitted. Ms. Zeno seconded the motion. The motion passed unanimously in a vote of 5-0.

J. ADJOURNMENT

With there being no further business, **Vice Chair** Leahy moved to adjourn the meeting at 10:07pm. Mr. Toews seconded the motion. The motion passed unanimously in a vote of 5-0.

Tami Hook, Recorder